

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
November 12, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Chris Wood
Corey Carothers
Kenneth Ehlers
Angie Ramirez
Randy Bryan
Travis Kelsey
Curtis Seebeck

City Staff:

Matthew Lewis, Development Services Director
Kristy Stark, Development Services Assistant Director
Roxanne Nemcik, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Abigail Gillfillan, Permit Center Manager
Amanda Hernandez, Senior Planner
Emily Koller, Planner

Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday November 12, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

4. 30 Minute Citizen Comment Period

No citizen comments.

Consent Agenda

NOTE: The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.

5. Consider the approval of the minutes of the Regular Meeting on October 22, 2013.

6. **PC-13-35_02 (Enclave at Windemere)** Consider a request by Vigil and Associates, for approval of a Preliminary Subdivision Plat of Enclave at Windemere for approximately 22.5 acres more or less, out of the Thomas J Chambers Survey, consisting of 14 residential and 2 open space / park lots located along Lime Kiln Road.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Ehlers, the Commission voted all in favor to approve the consent agenda.

Public Hearings:

7. **ZC-13-13 (510 West Hopkins Street)** Hold a public hearing and consider a request by Virgilio Altamirano for a Zoning Change from Single Family (SF-6) to Mixed Use (MU) for Lot 7, Block 3, Lindsey and Harvey Addition, located at 510 West Hopkins Street

Amanda Hernandez, Staff Planner gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Carothers and a second by Commissioner Wood, the Commission voted six (6) in favor and two (2) opposed to approve ZC-13-13. The motion carried. Commissioners Seebeck and Bryan dissenting.

8. **PC-13-34_06 (Katz's Addition)** Hold a public hearing and consider a request by Ash and Associates, on behalf of Katz Development LLC, for approval of a replat of a portion of Lots 5 and 6, Block 3, D.P. Hopkins Addition, establishing Lot 1, Katz's Addition, located at the intersection of West Hutchison Street and North Street.

Emily Koller, Staff Planner gave an overview of this project.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Wood, the Commission voted all in favor to approve PC-13-34_06. The motion carried.

9. **LDC-13-06 (Environmental Regulations)** Hold a public hearing, discuss and provide staff direction regarding proposed revisions to Chapters 1, 5, 7, and 8 of the Land Development Code to clarify language, remove inconsistencies, and modify environmental protection standards contained within these chapters.

Laurie Moyer, Director of Engineering gave a brief overview and introduced Rey Garcia, Senior Engineer. Mr. Garcia presented the proposed changes to the Environmental Regulations to the Planning Commission.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

Non Consent Agenda:

10. Development Services Report

- a. Comprehensive Master Plan Implementation update

Matthew Lewis gave a brief update.

11. Question and Answer Session with Press and Public. *This is an opportunity for the Press and Public to ask questions related to items on this agenda.*

There were no questions from the press and public.

12. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission meeting at 6:58 p.m. on Tuesday, November 12, 2013.



Bill Taylor, Chair



Corey Carothers, Commissioner



Chris Wood, Commissioner



Curtis Seebeck, Commissioner



Randy Bryan, Commissioner



Kenneth Ehlers, Commissioner



Angie Ramirez, Commissioner



Travis Kelsey, Commissioner

ATTEST:


Francis Serna, Recording Secretary

